



Siskin Grove

, Leighton Buzzard, LU7 4DQ

Offers In Excess Of £400,000

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 **QUARTERS**  
YOUR NEXT MOVE

# Siskin Grove

, Leighton Buzzard, LU7 4DQ

Quarters are delighted to offer for sale this modern four bedroom semi-detached family home, built in 2017, and located in this popular cul-de-sac within walking distance to a range of parks and local amenities, including Astral Park & Astral Lake. The property is presented to the market in excellent order throughout, with accommodation comprising: Entrance hall, cloakroom/WC, kitchen/diner, 16ft lounge, four generous bedrooms (master with en-suite) and a family bathroom. Additional benefits include gas central heating, double glazing, low maintenance south-easterly facing landscaped rear garden, garage and driveway parking for three cars. Viewing is highly recommended.

## Location:

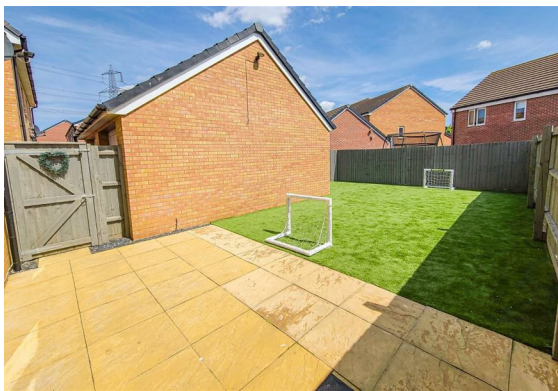
The highly desirable cul-de-sac of Siskin Grove lies close to the picturesque Astral Lake, in the thoughtfully planned residential development of Sandhills, enjoying a close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, and within walking distance of sought after schooling, local shops and amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

## Ground Floor:

Enter into the hallway, to the right is a cloakroom/WC and stairs to the first floor with cupboard under. To the left is the generous kitchen/diner, and ahead leads to the lounge which spans the width of the property. The stylish kitchen/dining room includes a range of integrated appliances with a breakfast bar and there is plenty of work surface. There is also ample space remaining for a dining table. At the rear of the property the generous lounge provides plenty of space for a range of furniture, and enjoys views of the pleasant landscaped garden via French doors to the rear.

## First Floor:

The first floor landing provides access to three of the bedrooms and a family bathroom, whilst there are also stairs to the second floor. The bedrooms are all well proportioned, with two double bedrooms and one single bedroom on this floor. The family bathroom has been well looked after and remains in excellent condition, fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.





### Second Floor:

Stairs lead up to the master bedroom, which provides an exceptional bright and spacious room and includes fitted wardrobes whilst leaving plenty of room for further furniture. A door leads to the good sized ensuite which is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and a shower cubicle.

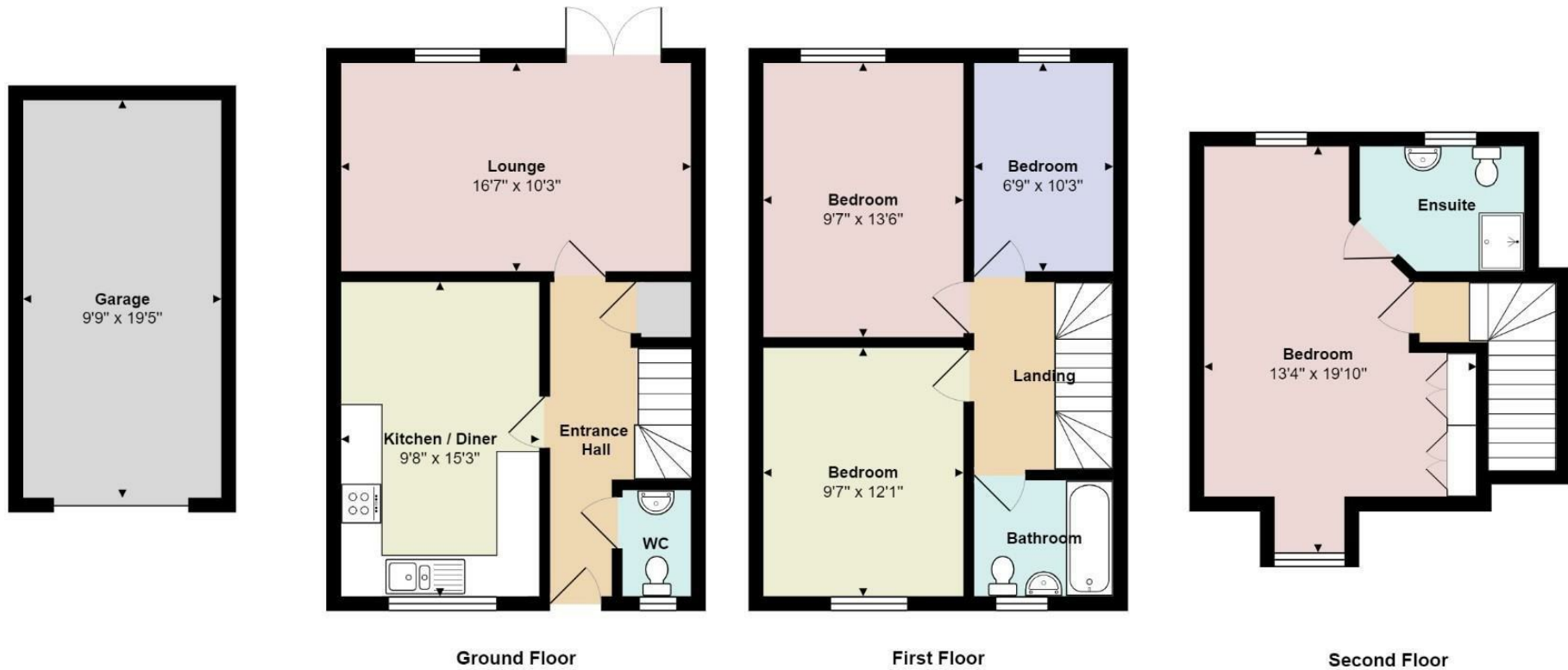
### Outside:

To the front of the property is a well maintained lawn with a path to the front door. A long driveway to the side allows parking for multiple cars, and extends to the garage and gated access to the rear. The vendors have thoughtfully landscaped the rear garden to make the most from it's south-easterly facing orientation, with a neat artificial lawn complimenting the paved patio to the rear of the house, and further paved patio which is tucked to the rear of the garage.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 1368 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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